

Circular of Beijing Municipal Commission of Housing and Urban-Rural Development on Trial Implementation of the Notification and Commitment System for Construction Permits of Small-Scale and Low-Risk Construction Projects with Non-Government Investment

Jing Jian Fa [2020] No. 245

All relevant departments,

In order to implement the *Implementation Opinions of the General Office of the State Council on Further Optimizing the Doing Business Environment and Better Serving Market Entities* (Guo Ban Fa [2020] No. 24) and the *Regulation of Beijing Municipality on Optimizing Doing Business Environment*, continue to optimize doing business environment of Beijing Municipality, deepen the reform of delegating powers, improving regulation and optimizing services, streamline examination and approval procedures, and improve the institutional reform of examination and approval of construction permits for construction projects, Beijing Municipality has decided to implement the notification and commitment system for construction permits of small-scale and low-risk construction projects with non-government investment on trial basis and hereby notifies related matters as follows:

- I. **For the purpose of this Circular, “Notification and Commitment System” refers to the one-time announcement by Beijing Municipal Commission of Housing and Urban-Rural Development to inform the project owner of the conditions and standards of granting construction permits, application materials and corresponding legal liabilities, and the approval authority directly grants construction permits, provided that the project owner commits in writing that it conforms to relevant conditions and is willing to assume legal liabilities if it breaches its commitment.**

II. Pilot Scope

Small-scale pilot construction projects refer to new, renovated and expanded low-risk construction projects with non-government investment, which have a built-up area of no more than 5,000 square meters and a building height of no more than 24 meters, and for which construction permits for construction projects shall be obtained.

III. Approval Authority

The district-level commissions of housing and urban-rural development shall be responsible for the implementation of the notification commitment system for construction permits of small-scale and low-risk construction projects with non-government investment.

IV. Handling Procedures

- i. With respect to a construction project included into the pilot scope, a combined application for planning permit and construction permit shall be submitted, and the handling result of planning permit will be handed to the approval authority for construction permit via the system.
- ii. The project owner shall log in the “One-Stop Express” service system of simple and low-risk projects with non-government investment to fill in relevant information, and upload the *Application Form for Handling of Construction Project, Letter of Commitment for Small-Scale and Low-Risk Construction Projects with Non-Government Investment* (refer to the Appendixes) and confirmations of the builder (The construction project planning permit is tolerated at the time of declaration).
- iii. If application materials meet the required standards, the approval authority shall immediately combine the handling of project quality supervision registration and safety supervision filing, and grant the construction permit; the project owner may obtain the electronic version of construction permit and print the paper copy online instantly.
- iv. The project quality and safety supervision department may automatically access to information about construction permits through information system platform and carry out follow-up supervision and management.

V. Interim and Ex-Post Supervision

- i. After obtaining the construction permit, the construction entities of all parties shall carry out construction according to relevant laws, regulations, rules and standards, and ensure that the project quality conforms to planning and designing requirements, and safety measures are taken.
- ii. The approval authority shall conduct spot check to verify whether the commitments made by the project owner are true within 3 months after granting the construction permit,. If the commitments are not fulfilled, the approval authority shall order it to make correction within the prescribed time limit; if the project owner fails to meet relevant conditions after correction, the construction permit will be revoked and the relevant information will be uploaded to the local credit information platform; if a false promise is made, the construction permit shall be directly revoked and the relevant information shall be uploaded to the local credit information platform.
- iii. Where the construction permit is revoked, the approval authority will impose punishment according to Article 13 of *Measures for the Administration of Construction Permits for Construction Projects* and the project owner will not be able to apply for a construction permit within 2 years according to the notification and commitment system of the construction permit after punishment.

VI. The pilot work shall be implemented as of October 9, 2020.

Appendixes:

1. *List of Notifications Concerning Small-Scale and Low-Risk Construction Projects with Non-Government Investment*
2. *Letter of Commitment for Small-Scale and Low-Risk Construction Projects with Non-Government Investment*

Beijing Municipal Commission of Housing and Urban-Rural
Development

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